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CLERK U.S. DISTRICT COURT
CENTRAL DIST. OF CALIF.
LOS ANGELES

BY: _____

1 Michelle Uzeta (SBN 164402)
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15 Attorneys for Plaintiffs

16
17 **IN THE UNITED STATES DISTRICT COURT**
18 **CENTRAL DISTRICT OF CALIFORNIA**
19

20 **CHRISTIE GRAHAM, an individual;**

21 **Plaintiff,**

22 **vs.**

23 **MAIRE RADIS, as an individual and as**
24 **Trustee of the RADIS FAMILY 2000**
25 **TRUST; PATRICK RADIS as an**
26 **individual and as Trustee of the RADIS**
27 **FAMILY 2000 TRUST; and RADIS**
28 **ASSOCIATES, INC., dba RADIS**
PROPERTY MANAGEMENT, a
California corporation.

Defendants.

CASE NO. CV 10 4298 -MMM
CFMD

**COMPLAINT FOR DECLARATORY
AND INJUNCTIVE RELIEF AND
DAMAGES FOR VIOLATIONS OF:**

1. The Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq.;
2. California Fair Employment and Housing Act, Cal. Gov't Code § 12955, et seq.;
3. Unruh Civil Rights Act, Cal. Civil Code § 51;
4. Disabled Persons Act, Cal. Civil Code § 54; and
5. Negligence

Jury Trial Demanded

I. INTRODUCTION

1. This is an action for declaratory and injunctive relief and damages against Maire Radis, Patrick Radis and Radis Associates, Inc., dba Radis Property Management, a California corporation (collectively "Defendants"), for discrimination in the rental of housing based on the disability of Plaintiff Christie Graham (hereinafter "Ms. Graham"). Specifically, Defendants have refused to allow Ms. Graham to reside with a service animal/emotional support animal as a reasonable accommodation for her disabilities, and have refused to allow her to continue residing with a live-in aide as a reasonable accommodation for her disabilities.

2. This action arises under the Federal Fair Housing Amendments Act of 1988, the California Fair Employment and Housing Act, the California Unruh Civil Rights Act, the California Disabled Persons Act, and also alleges common law negligence. Unless enjoined by this Court, Defendants' discriminatory conduct will cause Ms. Graham, a 49-year old woman with multiple mental and physical disabilities, to lose her subsidized apartment of 2 years, placing her at imminent risk of homelessness or institutionalization.

II. JURISDICTION AND VENUE

3. This Court has jurisdiction pursuant to 42 U.S.C. § 3613 and 28 U.S.C. § 1331 and § 1343. This Court has supplemental jurisdiction pursuant to 28 U.S.C. § 1367 to hear and determine Plaintiff's state law claims because they are related to her federal claims and arise out of a common nucleus of operative facts. Plaintiff's state and federal claims form part of the same case or controversy under Article III of the United States Constitution.

4. Venue in this district is proper under 28 U.S.C. § 1391(b)(2) because all of the acts or omissions giving rise to these claims occurred within the County of Los Angeles, State of California.

III. PARTIES

5. At all times mentioned and relevant herein, Plaintiff Christie Graham was and is a resident of the County of Santa Barbara, State of California.

6. Ms. Graham is a 49-year old woman who has resided in her rental unit at 2241 Banner Avenue, Apartment B, in the City of Summerland, California, 93067 (the "subject property"), for approximately 2 years. Ms. Graham is an extremely low-income individual; her only sources of income are Social Security Disability and Supplemental Security Income benefits.

7. Ms. Graham is a woman with multiple disabilities, including long-standing physical and mental disabilities including bipolar disorder, diabetes, fibromyalgia, chronic fatigue, asthma, advanced arthritis and severe spinal degenerative disease. As a result of these disabilities, Ms. Graham experiences symptoms including stress/anxiety, depression, chronic pain, insomnia, swelling of her extremities, weakness, impaired mobility, impaired social skills, dizziness and sleep apnea. Ms. Graham is also hypertensive and has a cardiac condition. Ms. Graham is an individual with a disability as defined under the federal Fair Housing Amendments Act (42 U.S.C. §§ 3601-3619); the California Fair Employment and Housing Act (Cal. Gov. Code § 12955 et seq.); the Unruh Civil Rights Act (Cal. Civ. Code § 51); and the Disabled Persons Act (Cal. Civ. Code § 54.1).

8. Upon information and belief, and at all time relevant to this complaint, Defendant Maire Radis, trustee of the Radis Family 2000 Trust, was and is the owner and/or manager of the subject property, and a resident of the County of Santa Barbara, State of California.

9. Upon information and belief, and at all time relevant to this complaint, Defendant Patrick Radis, trustee of the Radis Family 2000 Trust, was and is the owner and/or manager of the subject property, and a resident of the County of Santa Barbara, State of California.

1 10. Upon information and belief, and at all time relevant to this complaint, Radis
2 Associates, Inc., dba Radis Management Company was and is a real property
3 management company, incorporated under the laws of the state of California, with its
4 principal place of business at 897 Toro Canyon Road, Santa Barbara, California, 93108.

5 11. Upon information and belief, and at all time relevant to this complaint, Defendants
6 Marie Radis and Partick Radis were and are owners of Radis Associates, Inc., dba Radis
7 Management Company.

8 12. Upon information and belief, and at all time relevant to this complaint, Defendant
9 Radis Associates, Inc., dba Radis Management Company was and is the owner and/or
10 manager of the subject property.

11 13. Plaintiff is informed and believes, and, based thereon alleges, that at all times
12 herein mentioned each and every Defendant was the agent, servant, employee, co-
13 conspirator, and/or representative of each and every other Defendant and was, in doing
14 the things complained of herein, acting within the scope of said agency, service,
15 employment, conspiracy, and/or representation, and that each and every Defendant was
16 acting within his/her actual or apparent authority with the full knowledge and consent of
17 each other Defendant.

18 IV. FACTS

19 A. Introduction

20 14. Defendants, acting individually or in concert, directly or through agents, have
21 engaged in discrimination against Ms. Graham as a tenant with disabilities in the
22 operation of the subject property. Defendants continue to engage in such discrimination
23 so as to constitute a continuing violation.

24 15. Defendants' unlawful conduct includes, but is not limited to, commission of the
25 following discriminatory housing practices:

- 26 a. Failing to make reasonable accommodations in policies, practices, or
27 services, when such accommodations may be necessary to afford a disabled
28 person equal opportunity to use and enjoy a dwelling;

- b. Making unavailable or denying a dwelling to a person because of disability;
- c. Discriminating in the terms, conditions, or privileges of rental of a dwelling, or in the provision of services or facilities in connection with such dwelling because of disability;
- d. Evicting a tenant because of disability;
- e. Aiding, abetting, inciting, compelling, or coercing the doing of any of the acts or practices declared unlawful by the California Fair Employment and Housing Act, or attempting to do so; and
- f. Coercing, intimidating, threatening, or interfering with persons in the exercise or enjoyment of rights granted or protected under the Federal Fair Housing Amendments Act and California Fair Employment and Housing Act.

16. In the alternative, Defendants have negligently failed to hire, train, supervise and discipline their agents and employees, and themselves, in order to conform the operation of the subject to the standard of care for the industry.

B. Facts Upon Which All Claims Are based

17. Upon information and belief, the subject property is an eight unit residential rental property in Summerland, California. Upon information and belief, Defendants took over ownership and management of the subject property on or around May 12, 1999.

18. Ms. Graham established her tenancy at the subject property on or around May 1, 1008. Since that time, Ms. Graham has resided at the subject property continuously and without interruption.

19. Ms. Graham currently pays \$227 in rent per month.

20. The federal Section 8 program pays the balance of the rent in the amount of \$1403 per month.

1 21. As the result of her physical and mental disabilities, Ms. Graham requires the use
2 of a live-in aide to use and enjoy her housing. Among other things, Ms. Graham's live in
3 aide is needed by defendant to assist her with personal care services such as bathing,
4 grooming and toileting and domestic services such as cooking and cleaning.
5 Defendant's aide also supervised her medications, assisted her with getting in and out of
6 bed, and with getting around the house when her mobility was impaired due to pain
7 and/or the swelling of her extremities, or her vision was impaired due to migraines.

8 22. Upon moving into the subject property, on or about May 1, 2008, Ms. Graham
9 was approved by both Defendants and the Housing Authority of the City of Santa
10 Barbara to reside with a live-in aide. She resided continuously with a live-in aide
11 without complaint from Defendants until approximately April 2010, when her status as
12 an individual with disabilities was suddenly questioned [by Defendants], and her need
13 for an aide became an issue.

14 23. Ms. Graham has experienced a number of hardships in her life, including the
15 recent death of her boyfriend and the recent death of her cat. These events have
16 increased Ms. Graham's feelings of depression and exacerbated her mental disabilities.
17 In a letter dated September 25, 2009, and delivered to defendant on or about October 1,
18 2009, Ms. Graham's primary physician Dr. Julio G. Diaz, M.D. confirmed that Ms.
19 Graham meets the definition of a person with a disability under federal law, and
20 prescribed an emotional support animal to "alleviate" the impact of plaintiff's
21 disabilities, assist her in "coping with her depression", and "enhance her abilities to live
22 independently and to fully use and enjoy" her housing.

23 24. On or about October 1, 2009 Ms. Graham provided a copy of Dr. Diaz's letter to
24 Defendants along with her October rent check. Defendants did not communicate
25 anything to Ms. Graham to indicate that they had a problem with her obtaining an
26 emotional support/ service animal.

27 25. For Christmas, in December 2009, Ms. Graham obtained a small terrier/poodle
28 mix breed named "Cricky". Cricky both provides Ms. Graham with the emotional

1 support contemplated and prescribed by Dr. Diaz, and has been individually trained to
2 perform disability related tasks for her benefit.

3 26. In early January 2010, Ms. Graham contacted Defendant Maire Radis by phone
4 to inform her that she had secured her emotional support animal. Ms. Radis became
5 extremely upset about the dog, and began yelling at Ms. Graham. The conversation
6 was on speaker phone and witnessed by one of Ms. Graham's caregivers. Among other
7 things Ms. Radis said to Ms. Graham during that phone call was that in all her years as
8 a property manager, Ms. Radis has evicted everyone who has tried to keep a dog. Ms.
9 Radis threatened Ms. Graham that if she chose to keep her dog she would be served an
10 eviction notice. Ms. Radis also told Ms. Graham that because of her dog she was no
11 longer Ms. Radis' "friend", and that no one should do "this" to her [meaning, obtain a
12 dog]. Ms. Graham began crying and could hear Defendant Patrick Radis in the
13 background yelling that Ms. Graham's dog would dig up the floors and crap all over
14 the apartment. Before ending the call, Ms. Graham assured Ms. Radis that she would
15 not live in a dirty apartment and that she would not allow well-behaved, 7-pound
16 Cricky to cause any damage.

17 27. Within two weeks Ms. Graham received a 90 day notice for a no cause eviction
18 from Defendant Radis Associates, Inc., dba Radis Property Management. With the
19 Notice, dated January 15, 2010, was a hand written note signed by Defendant Maire
20 Radis that states, "Hi Christie, This should give you plenty of time to find a new place.
21 We'll give you a great reference. Very best wishes, Maire."

22 28. Three days later, January 18, 2010, Ms. Graham received another letter from
23 Defendant Radis Associates, Inc., dba Radis Property Management. The letter states in
24 part, "Christy has been kind and easy to get along with and is well liked by everyone."

25 29. On March 8, 2010 Ms. Graham filed an administrative Housing Discrimination
26 Complaint against Defendants which is being administered by the Department of Fair
27 Employment and Housing. (Complaint no. 09-10-0567-8).

1 30. After the 90 day Notice elapsed defendants filed a complaint against Ms.
2 Graham based on the 90 day no cause Notice. (Santa Barbara Superior Court, Anacapa
3 Division, case no. 1343055.) Ms. Graham filed a demurrer to the complaint.

4 31. Ms. Graham requested that Defendants participate in mediation with her;
5 mediation which is offered for free by the City of Santa Barbara. Defendants refused.

6 32. On May 11, 2010, Defendants dismissed the case against Ms. Graham prior to
7 responding to the demurrer.

8 33. After obtaining her emotional support animal, Ms. Graham developed the need to
9 hire a new live-in caregiver. The caregiver was prescribed by her physician and
10 approved by In Home Support Services of Santa Barbara County.

11 34. Defendants stated in writing on May 11, 2010 that they will not give permission
12 for Ms. Graham to reside with a new caregiver because they do not agree with her
13 physician that she is mentally and physically disabled. Defendants made similar
14 statements in writing to an American Broadcasting Company affiliated television news
15 reporter, the City Attorney of the City of Santa Barbara, and the "Inspector General at
16 HUD."

17 35. On or about May 26, 2010 Defendants gave Ms. Graham a Three Day Notice to
18 Quit.

19 36. By refusing to grant Ms. Graham's reasonable accommodation requests to be
20 allowed to reside with a service animal and a live-in caregiver, and taking action to evict
21 her instead, Defendants have discriminated against her on the basis of disability.

22 **F. Injuries to Plaintiff**

23 37. As a result of the Defendants' above-described actions, Ms. Graham has suffered,
24 is continuing to suffer, and will in the future suffer, great and irreparable loss and injury,
25 including, but not limited to, irreversible damage to her ability to find affordable
26 housing; loss of her current accessible, affordable housing – housing she has resided in
27 and enjoyed for the past 2 years; deprivation of the full use and enjoyment of her
28 tenancy; violation of the covenant of quiet enjoyment; invasion of the private right of

1 occupancy; violation of her civil rights; severe emotional distress, humiliation,
2 embarrassment, and severe bodily injury including migraine headaches, stomach aches,
3 sleep loss, appetite loss, and other special and general damages according to proof.

4 38. There now exists an actual controversy between the parties regarding Defendants'
5 duties under federal and state fair housing laws and other applicable law. Accordingly,
6 Ms. Graham is entitled to declaratory relief.

7 39. Unless enjoined, Defendants will continue to engage in unlawful acts. Ms.
8 Graham has no adequate remedy at law. Unless Defendants' discriminatory conduct is
9 enjoined, Ms. Graham will be forced to move from her home of 2 years, causing her to
10 experience severe physical and emotional distress, trauma, and disorientation.
11 Defendants' refusal to grant Ms. Graham's accommodation requests, and decision to
12 issue her notices threatening eviction, has deprived Ms. Graham of the use and
13 enjoyment of her housing. Ms. Graham is now suffering and will continue to suffer
14 irreparable injury from Defendants' acts unless this Court provides relief. Accordingly,
15 Ms. Graham is entitled to injunctive relief.

16 40. Ms. Graham is informed, believes and thereon alleges that Defendants committed
17 the acts and omissions herein alleged with intent and/or reckless disregard of her rights,
18 entitling her to punitive damages.

19 **V. CLAIMS FOR RELIEF**

20 **A. First Claim - Fair Housing Amendments Act of 1988**

21 41. Plaintiff herein re-alleges and incorporates by reference paragraphs 1 through 40
22 of this complaint.

23 42. Defendants have injured Plaintiff by committing discriminatory housing practices
24 in violation of the Fair Housing Amendments Act of 1988 (FHAA), 42 U.S.C. § 3601, et
25 seq. Defendants' unlawful conduct includes, but is not limited to, commission of the
26 following discriminatory housing practices:

- 27 a. Failing to make reasonable accommodations in policies, practices, or
28 services, when such accommodations may be necessary to afford a disabled

1 person equal opportunity to use and enjoy a dwelling, in violation of 42
2 U.S.C. § 3604(f)(3)(B);

3 b. Making unavailable or denying a dwelling to a person because of disability,
4 in violation of 42 U.S.C. § 3604(a);

5 c. Discriminating in the terms, conditions, or privileges of rental of a dwelling,
6 or in the provision of services or facilities in connection with such dwelling
7 because of disability, in violation of 42 U.S.C. § 3604(b);

8 d. Making, printing, or publishing, or causing to be made, printed, or published
9 any notice, statement, or advertisement, with respect to the sale or rental of a
10 dwelling that indicates any preference, limitation, or discrimination based on
11 disability, or an intention to make any such preference, limitation, or
12 discrimination, in violation of 42 U.S.C. § 3604(c);

13 e. Coercing, intimidating, threatening, or interfering with persons in the
14 exercise or enjoyment of rights granted or protected under the Federal Fair
15 Housing Amendments Act, in violation of 42 U.S.C. § 3617.

16 43. As a direct and proximate result of the acts and omissions herein alleged, Plaintiff
17 has suffered, and continues to suffer damage, humiliation, hardship and anxiety.

18 44. Defendants' conduct constitutes an ongoing and continuous violation of the
19 FHAA. Unless enjoined, said conduct will continue to inflict injuries for which Plaintiff
20 has no adequate remedy at law.

21 45. Pursuant to 42 U.S.C. §3613(c)(1) and (2) Defendants are liable to Plaintiff for
22 compensatory damages, punitive damages, injunctive relief, and attorneys fees and costs.

23 **B. Second Claim – California Fair Employment and Housing Act**

24 46. Plaintiff re-alleges and incorporates by reference paragraphs 1 through 45 of the
25 Complaint herein.

26 47. Defendants have injured Plaintiff by committing discriminatory housing practices
27 in violation of the California Fair Employment and Housing Act (FEHA), Cal. Gov't
28

1 Code §12955 et seq. Defendants' unlawful conduct includes, but is not limited to,
2 commission of the following discriminatory housing practices:

- 3 a. Discriminating against or harassing an individual because of disability, in
4 violation of Cal. Gov't Code §§12955(a) and (d);
- 5 b. Making, printing, or publishing, or causing to be made, printed, or
6 published any notice, statement, or advertisement, with respect to the sale
7 or rental of a housing accommodation that indicates any preference,
8 limitation, or discrimination based on disability or an intention to make that
9 preference, limitation, or discrimination, in violation of Cal. Gov't Code
10 §12955(c);
- 11 c. Harassing, evicting, or otherwise discriminating against any person in the
12 sale or rental of housing accommodations when the owner's dominant
13 purpose is retaliation against a person who has opposed practices unlawful
14 under FEHA, in violation of Cal. Gov't Code §12955(f);
- 15 d. Aiding, abetting, inciting, compelling, or coercing the doing of any of the
16 acts or practices declared unlawful under FEHA, or to attempt to do so, in
17 violation of Cal. Gov't Code §12955(g);
- 18 e. Otherwise making unavailable or denying a dwelling based on
19 discrimination because of disability, or national origin, in violation of Cal.
20 Gov't Code §12955(k).

21 48. As a direct and proximate result of the aforementioned acts, Plaintiff has suffered,
22 and continues to suffer damage, humiliation, hardship and anxiety. Defendants' conduct
23 constitutes an ongoing and continuous violation of the FEHA. Unless enjoined, said
24 conduct will continue to inflict injuries for which Plaintiff has no adequate remedy at
25 law.

26 49. Pursuant to Cal. Govt. Code § 12989.2 Plaintiff is entitled to injunctive relief,
27 compensatory damages, punitive damages, and attorney's fees and costs.

28 **C. Third Claim - California Unruh Civil Rights Act**

1 50. Plaintiff herein re-alleges and incorporates by reference paragraphs 1 through 49
2 of this Complaint.

3 51. Defendants have injured Plaintiff by committing discriminatory housing practices
4 in violation of the California Unruh Civil Rights Act, CAL. CIV. CODE § 51 et seq.

5 52. Defendants actions constitute intentional discrimination against Plaintiffs on the
6 basis of disability in violation of the Unruh Civil Rights Act, CAL. CIV. CODE § 51 et
7 seq., in that: Defendants failed to modify its policies to accommodate the disability-
8 related need of Ms. Graham for the reasonable accommodations of a service animal and
9 live-in aide even after being notified of Ms. Graham's disabilities and the need for such
10 accommodations.

11 53. Pursuant to California Civil Code § 52.1(f), Defendants are liable to Plaintiff in
12 an amount totaling no less than \$4,000 for every violation of California Civil Code §51
13 et seq. or three times of actual damages, for injunctive relief and for attorneys' fees and
14 costs incurred in this action.

15 **D. Fourth Claim – California Disabled Person's Act**

16 54. Plaintiff re-alleges and incorporates by reference paragraphs 1 through 53 of the
17 Complaint herein.

18 55. Defendants have injured Plaintiff by committing discriminatory housing practices
19 in violation of the California Disabled Person's Act, Cal. Civil Code §54.1.

20 56. Pursuant to California Civil Code § 54.3(a), Defendants are liable to
21 Plaintiff in an amount totaling no less than \$1,000 for every violation of California Civil
22 Code §54 et seq. or three times of actual damages, for injunctive relief and for attorneys'
23 fees and costs incurred in this action.

24 **E. Fifth Claim – Common Law Negligence**

25 57. Plaintiff herein re-alleges and incorporates by reference paragraphs 1 through 56
26 of this Complaint.

27 58. Defendants owed Plaintiff a duty to operate the subject property in a manner that
28 was free from unlawful discrimination and to employ, train, and supervise their

1 directors, employees, agents, and themselves to fulfill that duty. Defendants breached
 2 that duty by refusing to provide Ms. Graham with reasonable accommodations for her
 3 disabilities.

4 59. Defendants' negligence has harmed Plaintiff in that she has been denied the full
 5 use and enjoyment of her dwelling.

6 60. Defendants' negligence includes but is not limited to:

7 a. Defendants' negligent failure to train or educate their employees, agents,
 8 representatives and each other regarding the requirements of state fair
 9 housing laws;

10 a. Defendants' negligent failure to supervise their employees, agents,
 11 representatives and each other regarding compliance with the
 12 requirements of federal and state fair housing laws; and

13 b. Defendants' negligent failure to operate the subject property in conformity
 14 with accepted industry custom and standards.

15 VI. PRAYER FOR RELIEF

16 Plaintiffs pray this Court enter judgment as follows:

17 1. Declare that the discriminatory practices of the Defendants as set forth
 18 above, violate the Fair Housing Act, as amended, 42 U.S.C. § 3601, et seq., the
 19 California Fair Employment and Housing Act, CAL. GOV. CODE § 12955, et seq., the
 20 Unruh Civil Rights Act, CAL. GOV. CODE § 51; and the Disabled Persons Act, CAL. GOV.
 21 CODE § 54.1.

22 2. Enjoin Defendants to grant Ms. Graham's reasonable accommodation
 23 requests by allowing her to reside with a service animal and a live-in aide.

24 4. Enjoin Defendants, their agents, employees, successors, and all other
 25 persons in active concert or participation with Defendants from continuing to
 26 discriminate on the basis of disability against Ms. Graham or against any other person
 27 who is a prospective or current tenant at rental properties owned and operated by
 28

1 Defendants, in violation of the above federal and state laws in any aspect of the
2 occupancy of a dwelling.

3 5. Order that Defendants provide equal housing opportunities to all
4 prospective and in-place tenants at rental properties owned and operated by Defendants,
5 engage in comprehensive fair housing training, and submit to monitoring of their
6 practices and records in order to ensure compliance with the fair housing laws.

7 6. Award compensatory damages to Plaintiff.

8 7. Award statutory damages to Plaintiff.

9 8. Award punitive damages to Plaintiff.

10 9. Award any other such damages as may be allowed under all the above
11 federal and state laws.

12 10. Award Plaintiff her reasonable attorneys' fees and costs.

13 11. Award all such other relief as the Court deems just.

14 **VII. JURY DEMAND**

15 Pursuant to Federal Rule of Civil Procedure 38(b), Plaintiff hereby demands a trial
16 by jury as to all issues.

17
18 Dated: June 10, 2010

HOUSING RIGHTS CENTER

19
20 *Michelle Uzeta*

21

Michelle Uzeta

22 Attorney for Plaintiff Christie Graham
23
24
25
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27
28

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

NOTICE OF ASSIGNMENT TO UNITED STATES MAGISTRATE JUDGE FOR DISCOVERY

This case has been assigned to District Judge Margaret M. Morrow and the assigned discovery Magistrate Judge is Fernando M. Olguin.

The case number on all documents filed with the Court should read as follows:

CV10- 4298 MMM (FMOx)

Pursuant to General Order 05-07 of the United States District Court for the Central District of California, the Magistrate Judge has been designated to hear discovery related motions.

All discovery related motions should be noticed on the calendar of the Magistrate Judge

=====

NOTICE TO COUNSEL

A copy of this notice must be served with the summons and complaint on all defendants (if a removal action is filed, a copy of this notice must be served on all plaintiffs).

Subsequent documents must be filed at the following location:

☒ **Western Division**
312 N. Spring St., Rm. G-8
Los Angeles, CA 90012

☐ **Southern Division**
411 West Fourth St., Rm. 1-053
Santa Ana, CA 92701-4516

☐ **Eastern Division**
3470 Twelfth St., Rm. 134
Riverside, CA 92501

Failure to file at the proper location will result in your documents being returned to you.

Michelle Uzeta(SBN: 164402)
muzeta@hrc-la.org
HOUSING RIGHTS CENTER
520 S. Virgil Ave., Suite 400
Los Angeles, CA 90040

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

CHRISTIE GRAHAM, an individual;

PLAINTIFF(S)

v.

MAIRE RADIS, as an individual and as Trustee of
the RADIS FAMILY 2000 TRUST;
(See Attachment for Additional Parties)

DEFENDANT(S).

CASE NUMBER

CV 10 4298-MMM(FMO)

SUMMONS

TO: DEFENDANT(S): _____

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it), you must serve on the plaintiff an answer to the attached ☒ complaint ☐ _____ amended complaint ☐ counterclaim ☐ cross-claim or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff's attorney, MICHELLE UZETA, whose address is 520 S. Virgil Ave., Suite 400, Los Angeles, CA 90020. If you fail to do so, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Clerk, U.S. District Court

Dated: 10 JUN 2010

By: *Marilyn B...*
Deputy Clerk

(Seal of the Court)

[Use 60 days if the defendant is the United States or a United States agency, or is an officer or employee of the United States. Allowed 60 days by Rule 12(a)(3)].

ADDITIONAL PARTIES:

DEFENDANTS:

PATRICK RADIS as an individual and as Trustee of the RADIS FAMILY 2000 TRUST; and RADIS ASSOCIATES, INC., dba RADIS PROPERTY MANAGEMENT, a California corporation.

Michelle Uzeta(SBN: 164402)
muzeta@hrc-la.org
HOUSING RIGHTS CENTER
520 S. Virgil Ave., Suite 400
Los Angeles, CA 90040

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

CHRISTIE GRAHAM, an individual;

PLAINTIFF(S)

v.

MAIRE RADIS, as an individual and as Trustee of
the RADIS FAMILY 2000 TRUST;
(See Attachment for Additional Parties)

DEFENDANT(S).

CASE NUMBER

CV 10 4298 -mmm(FMOx)

SUMMONS

TO: DEFENDANT(S): _____

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it), you must serve on the plaintiff an answer to the attached ☒ complaint ☐ _____ amended complaint ☐ counterclaim ☐ cross-claim or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff's attorney, MICHELLE UZETA, whose address is 520 S. Virgil Ave., Suite 400, Los Angeles, CA 90020. If you fail to do so, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Clerk, U.S. District Court

Dated: 10 JUN 2010

By: _____

Deputy Clerk

(Seal of the Court)

[Use 60 days if the defendant is the United States or a United States agency, or is an officer or employee of the United States. Allowed 60 days by Rule 12(a)(3)].

ADDITIONAL PARTIES:

DEFENDANTS:

PATRICK RADIS as an individual and as Trustee of the RADIS FAMILY 2000 TRUST; and RADIS ASSOCIATES, INC., dba RADIS PROPERTY MANAGEMENT, a California corporation.

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET

I (a) PLAINTIFFS (Check box if you are representing yourself ☐)
 CHRISTIE GRAHAM, an individual;

DEFENDANTS
 MAIRE RADIS, as an individual and as Trustee of the RADIS FAMILY 2000 TRUST; (see attachment for additional parties)

(b) Attorneys (Firm Name, Address and Telephone Number. If you are representing yourself, provide same.)

MICHELLE UZETA, HOUSING RIGHTS CENTER
 520 S. Virgil Avenue, Suite 400, Los Angeles, CA 90020
 213-387-8400

Attorneys (If Known)

II. BASIS OF JURISDICTION (Place an X in one box only.)

- ☐ 1 U.S. Government Plaintiff ☒ 3 Federal Question (U.S. Government Not a Party)
☐ 2 U.S. Government Defendant ☐ 4 Diversity (Indicate Citizenship of Parties in Item III)

III. CITIZENSHIP OF PRINCIPAL PARTIES - For Diversity Cases Only
 (Place an X in one box for plaintiff and one for defendant.)

- | | PTF | DEF | | PTF | DEF |
|---|----------------------------|----------------------------|---|----------------------------|----------------------------|
| Citizen of This State | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 | Incorporated or Principal Place of Business in this State | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| Citizen of Another State | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 | Incorporated and Principal Place of Business in Another State | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |
| Citizen or Subject of a Foreign Country | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 | Foreign Nation | <input type="checkbox"/> 6 | <input type="checkbox"/> 6 |

IV. ORIGIN (Place an X in one box only.)

- ☒ 1 Original Proceeding ☐ 2 Removed from State Court ☐ 3 Remanded from Appellate Court ☐ 4 Reinstated or Reopened ☐ 5 Transferred from another district (specify): ☐ 6 Multi-District Litigation ☐ 7 Appeal to District Judge from Magistrate Judge

V. REQUESTED IN COMPLAINT: JURY DEMAND: ☒ Yes ☐ No (Check 'Yes' only if demanded in complaint.)

CLASS ACTION under F.R.C.P. 23: ☐ Yes ☒ No

MONEY DEMANDED IN COMPLAINT: \$

VI. CAUSE OF ACTION (Cite the U.S. Civil Statute under which you are filing and write a brief statement of cause. Do not cite jurisdictional statutes unless diversity.)

This action seeks relief against defendant based on their unlawful discrimination based on disability; 42 U.S.C. Section 3601, et seq.

VII. NATURE OF SUIT (Place an X in one box only.)

<input type="checkbox"/> 400 State Reapportionment	<input type="checkbox"/> 110 Insurance	<input type="checkbox"/> 310 Airplane	<input type="checkbox"/> 370 Other Fraud	<input type="checkbox"/> 510 Motions to Vacate Sentence	<input type="checkbox"/> 710 Fair Labor Standards Act
<input type="checkbox"/> 410 Antitrust	<input type="checkbox"/> 120 Marine	<input type="checkbox"/> 315 Airplane Product Liability	<input type="checkbox"/> 371 Truth in Lending	<input type="checkbox"/> 530 General Habeas Corpus	<input type="checkbox"/> 720 Labor/Mgmt. Relations
<input type="checkbox"/> 430 Banks and Banking	<input type="checkbox"/> 130 Miller Act	<input type="checkbox"/> 320 Assault, Libel & Slander	<input type="checkbox"/> 380 Other Personal Property Damage	<input type="checkbox"/> 535 Death Penalty	<input type="checkbox"/> 730 Labor/Mgmt. Reporting & Disclosure Act
<input type="checkbox"/> 450 Commerce/ICC Rates/etc.	<input type="checkbox"/> 140 Negotiable Instrument	<input type="checkbox"/> 330 Fed. Employers' Liability	<input type="checkbox"/> 385 Property Damage Product Liability	<input type="checkbox"/> 540 Mandamus/Other	<input type="checkbox"/> 740 Railway Labor Act
<input type="checkbox"/> 460 Deportation	<input type="checkbox"/> 150 Recovery of Overpayment & Enforcement of Judgment	<input type="checkbox"/> 340 Marine	<input type="checkbox"/> 422 Appeal 28 USC 158	<input type="checkbox"/> 550 Civil Rights	<input type="checkbox"/> 790 Other Labor Litigation
<input type="checkbox"/> 470 Racketeer Influenced and Corrupt Organizations	<input type="checkbox"/> 151 Medicare Act	<input type="checkbox"/> 345 Marine Product Liability	<input type="checkbox"/> 423 Withdrawal 28 USC 157	<input type="checkbox"/> 555 Prison Condition	<input type="checkbox"/> 791 Empl. Ret. Inc. Security Act
<input type="checkbox"/> 480 Consumer Credit	<input type="checkbox"/> 152 Recovery of Defaulted Student Loan (Excl. Veterans)	<input type="checkbox"/> 350 Motor Vehicle	<input type="checkbox"/> 441 Voting	<input type="checkbox"/> 610 Agriculture	<input type="checkbox"/> 820 Copyrights
<input type="checkbox"/> 490 Cable/Sat TV	<input type="checkbox"/> 153 Recovery of Overpayment of Veteran's Benefits	<input type="checkbox"/> 355 Motor Vehicle Product Liability	<input type="checkbox"/> 442 Employment	<input type="checkbox"/> 620 Other Food & Drug	<input type="checkbox"/> 830 Patent
<input type="checkbox"/> 810 Selective Service	<input type="checkbox"/> 160 Stockholders' Suits	<input type="checkbox"/> 360 Other Personal Injury	<input checked="" type="checkbox"/> 443 Housing/Accommodations	<input type="checkbox"/> 625 Drug Related Seizure of Property 21 USC 881	<input type="checkbox"/> 840 Trademark
<input type="checkbox"/> 850 Securities/Commodities/Exchange	<input type="checkbox"/> 190 Other Contract	<input type="checkbox"/> 362 Personal Injury-Med Malpractice	<input type="checkbox"/> 444 Welfare	<input type="checkbox"/> 630 Liquor Laws	<input type="checkbox"/> 861 HIA (1395ff)
<input type="checkbox"/> 875 Customer Challenge 12 USC 3410	<input type="checkbox"/> 195 Contract Product Liability	<input type="checkbox"/> 365 Personal Injury-Product Liability	<input type="checkbox"/> 445 American with Disabilities - Employment	<input type="checkbox"/> 640 R.R. & Truck	<input type="checkbox"/> 862 Black Lung (923)
<input type="checkbox"/> 890 Other Statutory Actions	<input type="checkbox"/> 196 Franchise	<input type="checkbox"/> 368 Asbestos Personal Injury Product Liability	<input type="checkbox"/> 446 American with Disabilities - Other	<input type="checkbox"/> 650 Airline Regs	<input type="checkbox"/> 863 DIWC/DIWW (405(g))
<input type="checkbox"/> 891 Agricultural Act	<input type="checkbox"/> 210 Land Condemnation	<input type="checkbox"/> 462 Naturalization Application	<input type="checkbox"/> 440 Other Civil Rights	<input type="checkbox"/> 660 Occupational Safety /Health	<input type="checkbox"/> 864 SSID Title XVI
<input type="checkbox"/> 892 Economic Stabilization Act	<input type="checkbox"/> 220 Foreclosure	<input type="checkbox"/> 463 Habeas Corpus-Alien Detainee		<input type="checkbox"/> 690 Other	<input type="checkbox"/> 865 RSI (405(g))
<input type="checkbox"/> 893 Environmental Matters	<input type="checkbox"/> 230 Rent Lease & Ejectment	<input type="checkbox"/> 465 Other Immigration Actions			<input type="checkbox"/> 870 Taxes (U.S. Plaintiff or Defendant)
<input type="checkbox"/> 894 Energy Allocation Act	<input type="checkbox"/> 240 Torts to Land				<input type="checkbox"/> 871 IRS-Third Party 26 USC 7609
<input type="checkbox"/> 895 Freedom of Info. Act	<input type="checkbox"/> 245 Tort Product Liability				
<input type="checkbox"/> 900 Appeal of Fee Determination Under Equal Access to Justice	<input type="checkbox"/> 290 All Other Real Property				
<input type="checkbox"/> 950 Constitutionality of State Statutes					

FOR OFFICE USE ONLY: Case Number:

CV10 4298

AFTER COMPLETING THE FRONT SIDE OF FORM CV-71, COMPLETE THE INFORMATION REQUESTED BELOW.

**UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET**

VIII(a). IDENTICAL CASES: Has this action been previously filed in this court and dismissed, remanded or closed? ☒ No ☐ Yes
If yes, list case number(s): _____

VIII(b). RELATED CASES: Have any cases been previously filed in this court that are related to the present case? ☒ No ☐ Yes
If yes, list case number(s): _____

Civil cases are deemed related if a previously filed case and the present case:

- (Check all boxes that apply) ☐ A. Arise from the same or closely related transactions, happenings, or events; or
☐ B. Call for determination of the same or substantially related or similar questions of law and fact; or
☐ C. For other reasons would entail substantial duplication of labor if heard by different judges; or
☐ D. Involve the same patent, trademark or copyright, and one of the factors identified above in a, b or c also is present.

IX. VENUE: (When completing the following information, use an additional sheet if necessary.)

- (a) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** named plaintiff resides.
☐ Check here if the government, its agencies or employees is a named plaintiff. If this box is checked, go to item (b).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Santa Barbara County	N/A

- (b) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** named defendant resides.
☐ Check here if the government, its agencies or employees is a named defendant. If this box is checked, go to item (c).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Santa Barbara County	N/A

- (c) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** claim arose.
Note: In land condemnation cases, use the location of the tract of land involved.

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Santa Barbara County	N/A

* Los Angeles, Orange, San Bernardino, Riverside, Ventura, Santa Barbara, or San Luis Obispo Counties
Note: In land condemnation cases, use the location of the tract of land involved

X. SIGNATURE OF ATTORNEY (OR PRO PER): Michelle Uyeta Date June 10, 2010

Notice to Counsel/Parties: The CV-71 (JS-44) Civil Cover Sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law. This form, approved by the Judicial Conference of the United States in September 1974, is required pursuant to Local Rule 3-1 is not filed but is used by the Clerk of the Court for the purpose of statistics, venue and initiating the civil docket sheet. (For more detailed instructions, see separate instructions sheet.)

Key to Statistical codes relating to Social Security Cases:

Nature of Suit Code	Abbreviation	Substantive Statement of Cause of Action
861	HIA	All claims for health insurance benefits (Medicare) under Title 18, Part A, of the Social Security Act, as amended. Also, include claims by hospitals, skilled nursing facilities, etc., for certification as providers of services under the program. (42 U.S.C. 1935FF(b))
862	BL	All claims for "Black Lung" benefits under Title 4, Part B, of the Federal Coal Mine Health and Safety Act of 1969. (30 U.S.C. 923)
863	DIWC	All claims filed by insured workers for disability insurance benefits under Title 2 of the Social Security Act, as amended; plus all claims filed for child's insurance benefits based on disability. (42 U.S.C. 405(g))
863	DIWW	All claims filed for widows or widowers insurance benefits based on disability under Title 2 of the Social Security Act, as amended. (42 U.S.C. 405(g))
864	SSID	All claims for supplemental security income payments based upon disability filed under Title 16 of the Social Security Act, as amended.
865	RSI	All claims for retirement (old age) and survivors benefits under Title 2 of the Social Security Act, as amended. (42 U.S.C. (g))

ADDITIONAL PARTIES:

DEFENDANTS:

PATRICK RADIS as an individual and as Trustee of the RADIS FAMILY 2000 TRUST; and RADIS ASSOCIATES, INC., dba RADIS PROPERTY MANAGEMENT, a California corporation.